



Sunrise Master Association

2010 Annual Meeting Minutes

Emerald Ridge High School Commons

Tuesday – March 16, 2010 • 7:30pm – 9:00pm

7:00 – 7:30pm - Registration, Information, Refreshments and Vendor Tables

Sunrise homeowner vendors in attendance:

Ron Miller/Salts Fancher – John L Scott
Erin O'Connell – American Family Insurance
Blake Gillespie – Blake's Lawn Service
Sean Myhre – Pressure Washing Systems
Win Norton – NW Shipping Room Supply
Jim Guthrie – Merrill Lynch
Cynthia Washington – Overeaters Anonymous
Rick Wilkins – Ohio National Financial Services

Charlie Nesler – Anderson-Nesler Heating & A/C
Marysusan Gibson – Merrill Gardens
Jonathan Walker – Scott P. Taylor & Associates
Jay/Stacy Powers – Great Harvest Bread Co.
Dee Dee Handy – Avon Representative
Jill Machuca – M&M Construction & Siding
Jae Lim – Pazzo Coffee
Derek Kalles – Kalles Properties

Total Grounds Management – Sunrise Landscapers

1. Call to Order – The meeting was called to order at 7:35pm by moderator Kathy Fewins.
2. Introductions – The Board of Directors, CDC Management and Site Staff were introduced to the homeowners by Kathy.
3. Parliamentary Authority – Kathy reviewed Robert's Rules on how to conduct a meeting.
4. Proof of Notice of Meeting – Notice was mailed or emailed to all homeowners on March 1, 2010. An Affidavit of Mailing is on file with the Association's meeting records.
5. Confirmation of Quorum – With 66 households represented, there was a 76% quorum in attendance. Governing Documents specify 30% in person or by proxy must be present to constitute a quorum at an Association Meeting, and 50% in person or by proxy must be present to vote on Association business.
6. Old Business
 - A. Approval of 2009 Annual Meeting Minutes – Eric Corliss motioned to accept the minutes as written. Sloan Clack seconded the motion to approve the 2009 Annual Meeting Minutes. All approved by a show of hands.
7. New Business
 - A. Class A – Single Family Homeowner Board Member Election
Class A owners will elect a fellow homeowner to the Board. Ed Moersch resigned in November 2009 and Steve Fehrenbacher was appointed by the Board to replace Ed for the balance of his term. Steve is now running for election to this position. No other homeowners have submitted applications for the position. Nominations from the floor are taken. Troy Dunlap nominated himself. Steve and Troy each spoke briefly to the homeowners. The membership in attendance voted by ballot and ballots were collected at the meeting. Kathy explained that CDC staff will count the ballots and the results will be announced before the Q & A session.
 - B. Class B – Multi-Family Homeowner Board Member Election
The Class B members have not exercised their option to elect a representative to the Board. Per the CC&Rs, the Declarant (Class C member) must fill the Class B position. The Declarant has decided to continue the appointment of Robert (Tony)

Sims to the position of Class B Multi-Family Board Member for the 2010 year.

C. 2009 Audit Election

Washington State Statutes require Associations with assessments in excess of \$50,000 to perform an annual audit by an independent certified public accountant. The membership may waive the annual audit if 67% of the owners elect to do so, or choose to perform a less comprehensive compilation review. By a show of hands, the owners in attendance voted as follows:

- 51 – to perform an audit at an approximate cost of \$2,400
- 3 – to perform a compilation review at an approximate cost of \$2,000
- 1 – to waive the annual audit

The Sunrise Master Association will have an audit of the 2009 financial records.

D. Reports

i. Community

1. 2009 Accomplishments – Kathy gave an overview of the accomplishments within the community in 2009:
 - a. Installation of a baby swing at Tanglewood Park
 - b. Renovated basketball hoops at the Community Center
 - c. Replaced basketball backboard and hoop at Tanglewood Park
 - d. New pet station on Sunrise Boulevard at Southpoint
 - e. New beauty bark in majority of community
 - f. Irrigation pump improvements
 - g. 16 streetscape trees replaced
 - h. Flower bed and lawn improvements along Sunrise Blvd
 - i. Began use of a collection agency to recover accounts over \$500
 - j. Use of part-time employee to concentrate on small account collections
 - k. Increase in clubhouse rental fee to cover usage costs
 - l. Replaced old, wood kiosk-style mailboxes with new USPS approved units
 - m. 3rd Annual National Night Out with over 500 Sunrise residents in attendance
 - n. Updated the Reserve Study for major replacements and repairs
 - o. Regular use of e-Blast notifications to keep homeowners updated and informed
2. 2009 Financial Recap – Judy Nordstrom presented a financial recap of the 2009 calendar year records:
 - a. Income was \$23,509 over the YTD budget
 - b. Expenses were \$2,304 under the YTD budget
 - c. \$104,526 from 178 homeowners was delinquent at year-end
3. 2010 Goals – Judy Nordstrom presented the goals of the community for 2010:
 - a. Continued implementation of the updated ARC Guidelines
 - b. Actively and fiscally responsibly address the increasing foreclosures, bankruptcies and delinquencies
 - c. Establishing and maintaining Committee and Board member communications
 - d. Filling the standing committees within the SMA
 - e. Establish Resident Advisory Groups
 - f. Ensure the Crime Task Force continues to operate effectively and efficiently
 - g. Expand the Neighborhood Watch group concepts
 - h. Create Rules and Regulations for the SMA community
 - i. Begin the process of updating the community Governing documents
 - j. Establish a comprehensive inventory of our irrigation systems
 - k. Upgrade of the SMA website

